

**CONDOMINIUM NUMBER ONE OF THE PINES INC.
BOARD OF DIRECTORS MEETING
REGULAR SESSION
April 3, 2018**

BOARD MEMBERS PRESENT:

Darryl Anderson, President
Joyce White, Vice President
Paula Reed, Treasurer
Annette Keizer, Secretary

Renee Washington, Director
Michelle Stevenson, Director
Hazel Anderson, Director

OTHER ATTENDEES:

Rick Cummings, CVI – Vice President
Gloria Rice – Service Coordinator

BOARD MEMBERS ABSENT:

Residents Present:

Gloria Whitley 10214-T2
Colette Garrido 10234-202
Clifton Gaskins 10222-102

Gloria Roundtree 10238-104
Elizabeth Johnson 10234-203
Marie McBroom 10228-102

Statement of Executive Session

On March 6, 2018, at the Pines One Office, the Board of Directors made a motion to open Executive Session at 7:35 pm. All were in favor. The purpose of the Executive Session is to discuss delinquency matters.

REGULAR MEETING

CALL TO ORDER

Darryl Anderson called the Regular Board Meeting to order at 7:01 pm.

DETERMINATION OF QUORUM

Darryl Anderson announced quorum.

OPEN COMMENTS:

Gloria Whitley commended the Maintenance Staff on the power washing for her building.

Renee Washington reported large bags of trash on the patio/grassy area behind 10246 & 10248. This will be referred to Rick/Ron and Rick Cummings said they should keep track of their time in case we need to bill the homeowner for removal. Renee also asked what more can be done regarding cats on the property other than the complaint process.

Minutes

Joyce White made a motion to accept the minutes from March 6, 2018, Regular Session and Executive Session. The motion was seconded by Hazel Anderson and all were in favor.

REGULAR SESSION:

ACTION

1. The contract with J & S Trash (Code 61600 – Trash Removal) expires April 30, 2018. The renewal prices are noted below with a 1% increase:

	Current	2018/2019 Budget	New Rates Effective
5/1/18-4/30/21			
Trash	\$4,220.00	\$4,220.00	\$4,262.00
Bulk	\$ 950.00	\$ 950.00	\$ 950.00
Recycle	\$1,330.00	\$1,330.00	\$1,343.00

We recommend the J& S Trash contract be renewed for another year.

Joyce White made a motion to renew J & S Trash contract and was seconded by Renee Washington. All were in favor.

UPDATE

2. The 2018 Annual Meeting notice were mailed to all homeowners on March 30, 2018. There are four candidates for the three available positions and listed on the ballot: Hazel Simmons-Anderson, Debra Thomas, Michelle Stevenson, and Joyce White. The Annual Meeting is scheduled for May 1, 2018. The Board needs to appoint an Election Committee. Last year the Committee consisted of Jeanne Wall, Robert Thomas & Bernard Lane.

Marc Simms (10218-T4), volunteered for the Election Committee.

Gloria Whitley volunteered for the Election Committee, leaving one more committee member needed. Rick Cummings stated the call for one more committee member can be included in the Board meeting highlights.

ACTION

3. Structural Solutions is currently preparing the bids and specifications. Once completed a pre bid meeting will be held for contractors.

Rick Cummings explained the bidding process and a discussion regarding pre-qualified bidders resulted in the decision to have open bidding as well as pre-qualified bidders. Rick Cummings stated that an update should be ready for the June 2018 meeting.

ACTION

4. CVI's current management agreement with Pines One Expires on April 30, 2018. Please refer to the memo dated February 13, 2018. The Board must decide how they would like to proceed.

Rick Cummings gave an overview and answered questions. Further discussion tabled for Executive Session.

OTHER

Rick Cummings made announcement of Matt Mericle as new Community Manager.

Rick will email cost for Preventative Sewer Jetting by Raymar Plumbing.

Gloria Rice was asked to email Board Members pictures and estimate for email vote on The Tree People to remove two dead trees/roots from property.

Discussion regarding a resident with large dogs on property. Gloria Rice will ask Ron for identity of resident so that a violation letter can be sent.

TREASURER'S REPORT:

Treasurer's report was available for residents who were present at this meeting.

Rick Cummings stated Audit expected to be finalized and distributed by COB Friday, April 6, 2018.

BUILDING REP REPORT:

Rick Cummings stated call for volunteers will be added to meeting highlights. Also, a notice will be posted to the community.

COMMITTEE REPORTS:

NONE

OLD BUSINESS:

NONE

NEW BUSINESS:

NONE

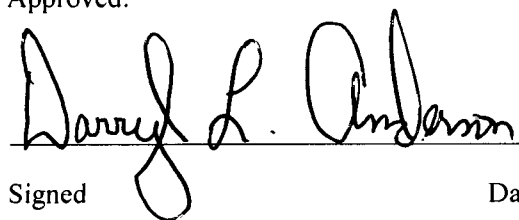
OPEN COMMENTS FROM THE FLOOR:

NONE

ADJOURNMENT:

Renee Washington made a motion to adjourn the meeting at 7:29 pm. The motion was seconded by Michelle Stevenson and passed 7/0.

Approved:

 5/01/2018

Signed

Date